

**TREMONTON CITY CORPORATION
LAND USE AUTHORITY BOARD
March 30, 2016**

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer
Paul Fulgham, Public Works Director
Shawn Warnke, City Manager
Darlene Hess, City Recorder

Chairman Bench called the Land Use Authority Board Meeting to order at 9:04 a.m. The meeting was held March 30, 2016 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench, Engineer Chris Breinholt, Director Paul Fulgham, City Manager Shawn Warnke, and Deputy Recorder Cynthia Nelson were in attendance. Parks and Recreation Director Marc Christensen was excused from the meeting.

1. Approval of agenda:

Motion by Public Works Director Paul Fulgham to approve the March 30, 2016 agenda.
Motion seconded by City Manager Shawn Warnke Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye and, Manager Warnke – aye. Motion approved.

2. New Business:

- a. Discussion about opening the alley near Midland Square and doing a drive-thru – Rachelle Weaver

Chairman Bench told the Board that a lady by the name of Rachelle Weaver wants to put in a bakery and fizzy/fuzzy dirty coke facility. She wanted to do a drive-thru and open up the alley. When she visited with him, she wanted to put a hole in the wall for a drive through. The issue is opening up the alley way with a tuff shed being on the south side of the building year round. Director Fulgham commented that the tuff shed would freeze during the winter. Chairman Bench was in the hopes that Ms. Weaver would be in attendance to discuss this item.

Discussion followed on the building owner owning property behind his building and the tuff shed could be set up along that property. Director Fulgham told the Board that he was not in favor of the tuff shed; however, Mayor Fridal would like some of the park opening up for parking. He also commented that if the drive-thru gets backed up, it could cause backup in traffic on Main Street. Engineer Breinholt told the Board that taking part of the park out for parking goes against SDAT and Director Fulgham commented the big issue is everyone wants to park upfront so they do not have to walk.

Discussion followed on the Midland Park and it being under utilized. The Board commented open park is nice even if people are not in it often. It is just a nice area for the City where we hold a couple of activities a year there. It would be sad to open the alley up as a drive through for getting a drink. If the alley is open, it will need to be a one way street and you can never tell how long it will last.

Engineer Breinholt commented that he does not think UDOT will allow the use of the alleyway. Manager Warnke told the Board he feels it is a good idea for the LUAB to come up with a recommendation for the City Council. Director Fulgham asked what some of the building code requirements would be to not allow a tuff shed at this location. You need running water and a drain. This will probably be open more than the time that a tuff shed is open so there will need to be something in place to keep the water and wastewater from freezing for full time use. Holding tanks/buckets with lines coming from the existing building and a few other things need to be discussed.

Manager Warnke discussed some of his concerns. One was an on-going right to use the alley. If we closed the alley, the new business owner may say it would affect her right of use. Engineer Breinholt commented that with one lane of traffic going each way on Main Street, it is going to hinder traffic. The comeback would be Tremonton Pharmacy has a drive through which we allow. The Board discussed that Tremonton Pharmacy drive through has been there for a long time.

Engineer Breinholt told the Board they have gone through the SDAT information and he cannot see taking out some of the park for a business even though we welcome new business in the City. The Board discussed the parking issues for the City. They discussed the main problem is in this one area by Greer's and the Gym. Both businesses are discussing relocating.

The Board discussed parking in downtown Tremonton. On the west side of Midland Square, normally no one is parked there and there is usually a few parking stalls available in the City Parking Lot.

Manager Warnke discussed a mobile food vendor, The Picnic Table, wants to have other locations for parking in Tremonton. Possibly on the street by the Library or any commercial zones for a two hour limit. The Board discussed that off Main Street would be better. Manager Warnke informed the Board that he and Chairman Bench had discussed this issue and come up with an ordinance on the issue. It would be good for this Board to discuss it further.

Chairman Bench told the Board that a vendor could park at the Library Park – not in the regular Library parking but in other locations. Maybe by the Splash Pad then move in two hours. Vendors would not be allowed at the parks during City events unless requested by Director Christensen.

Manager Warnke discussed shutting down roads to create more parking. He told the Board that the Council is very aggressive about taking down buildings etc. to make parking lots. After some discussion, it was decided that shutting down a road would not create more downtown parking. Discussion following on how much more property would be needed to widen the alley. The current alley is 79 feet wide and you would only gain a few feet by cutting into the park. To put in parking at Midland Square you would need another 20 feet then a drive lane also.

Further discussion followed on the Kings building and there being some parking available with that building. Chairman Bench commented the Mayor's suggestion was to tear down the Greer's building and put a center block parking in. The Board discussed this would add approximately twenty parking stalls only and it would not really help the situation. The Board discussed that the Greer's building is a slab on grade; however, you do not gain much parking at this location for the expense.

Manager Warnke commented that he has never been convinced that knocking down a building to put in a parking lot is a good decision. There are many factors that need to be considered. Director Fulgham told the Board that there was a lot of blood and sweat that went into the decision to construct Midland Square, and it was a whole different Council that did it. A lot of outside sources raised and contributed money to build the memorial and he hates to see it turned into a parking lot.

Engineer Breinholt told the Board there could be more parking spots made on First west and Tremont Street by putting in 45 degree angle parking. There is plenty of road width so it would not take much to accomplish. We would have to widen the road some. Director Fulgham told the Board the problem with that road is when the equipment from the Fire Station comes out. It needs to be wide enough to let the equipment through without a hassle.

Chairman Bench reported to the Board that with the City Parking Lot to the North and around the building, there is well over one hundred parking spaces including the off street and on street parking. Director Fulgham told the Board that he would rather take the parking lot that is graveled and put parking stalls in than take ground from Midland Square and improve that area instead of messing with the park.

Rachelle Weaver arrived at 9:30 a.m. and apologized for being late. She informed the Board that Tim Thompson owns the building she is looking at and the alley is twelve feet by eight feet. She told the Board that she felt this would be addition for the City for family fun. She wanted to bring in a Swig or Chub Shack. She told the Board that what she would be serving is the drinks, smoothies and cupcakes. Her brother owns Temptation Cupcakes in Logan so she would be bringing in his product of cupcakes and cookies. What she likes is the back corner of the building. She wanted to place the shack so people could come off of the main road after the pole was removed and there is eight feet alley which would fit five or six cars before you even got to the shack.

Ms. Weaver told the Board that her product is ready so she thought cars would move through quickly and not backup on Main Street. She wondered if the alley on the south side of Midland Square could be cleaned up so people could go out that way.

Ms. Weaver told the Board that the City has a great park that no one utilizes. She would like to bring people to the park for a cheaper lunch where Wi-Fi is incorporated in the corner so people would come in Midland Park. She wants to do little sandwiches and some things for the High School kids. She would like to have music and heaters with bistro chairs, etc. She has a partner that would like to bring yogurt with toppings to the location also.

The shack would also have an opening for walk up orders. She would make a courtyard for sitting – maybe thirty feet by thirty feet. Manager Warnke commented that a pedestrian park and drive through do not go together. Ms. Weaver told the Board that the wind comes from the north so she wanted to have the courtyard to the south where people can sit and eat their lunch. It will be blocked off so people cannot park their cars in this location.

Ms. Weaver told the Board that she looked at putting the Fizz Shack in the complex by Shopko. There is one in Logan called Jitter's. She has a couple of partner's and she would like to do a Happy Hour. She would like the facility to be visible from Main Street.

Manager Warnke told Ms. Weaver that he agreed with her. The park is under utilized. Engineer Breinholt told her that the issue is it comes off of Main Street and is a traffic issued. Ms. Weaver told the Board that there is an alley going off of Main Street at Tremonton Community Pharmacy; however, the use would probably be more in this location. Manager Warnke told Ms. Weaver that we have a pedestrian park and a drive through and they are not conducive. We do need to address making the park more lively; however, it can be done in a different safer way. He commented that food can be a good thing, but he hates to see the City open up a drive through.

Ms. Weaver told the Board that if the facility is awesome and she plans to make it awesome, people will notice the Midland Park and come to it. She told the Board that she feels that Tremonton is dying. She commented that she can take her facility anywhere, but she was intrigued with the area and wanted to make it noticed and bring people to the park.

Other locations for this type of business were discussed. Krey's building if Johnny Krey is planning to retire, Eagles Building, Weese Building or Crump's Building. She did not want to be located by Maverik or at the Crossroads and wanted an area where teenagers could come and hang out. Director Fulgham discussed winter use of the shack and discussed running water, heating, and wastewater. Engineer Breinholt told Ms. Weaver that he likes the concept of the new business – just not the location.

Discussion followed on the new City Ordinance on Mobile Food Vendors. The Board encouraged Ms. Weaver to talk to other people about a location off of Main. Rachelle Weaver left the meeting at 10:10 a.m.

Director Fulgham told the Board that he liked her idea – just not the location and he does not like the thought of it being a portable building.

3. Comments/Reports:

a. Chairman/Zoning Administrator – Steve Bench

No comments.

b. City Engineer – Chris Breinholt

Engineer Breinholt told the Board that he has been requested to go to a signing meeting at 10:00 a.m. on Thursday for Mark Smith to sign the document. If you want to meet them, there will be a meeting at 10:00 a.m. Discussion followed on if it was worth the time to send someone down just for the signing.

c. Recreation Director – Marc Christensen

Excused from the meeting.

d. Public Works Director – Paul Fulgham

No comments.

e. City Manager – Shawn Warnke

Chairman Bench told the Board there is some discussion with Micah Capener's escrow. Manager Warnke told the Board that John Canfield will sign the document. We still need to get with Josh Canfield.

5. Public comments: Comments limited to five minutes.

No public comments.

6. Adjournment:

Motion by Director Fulgham to adjourn the meeting. Motion seconded by City Manager Warnke. The meeting adjourned at 10:15 a.m.

The undersigned duly acting and appointed Recorder for Tremonton City Corporation hereby certifies that the foregoing is a true and correct copy of the minutes of the Land Use Authority Board Meeting held on the above referenced date. Minutes prepared by Recorder Darlene S. Hess.

Dated this ____ day of _____, 2016

Darlene S. Hess, City Recorder

*Utah Code 52-4-202, (6) allows for a topic to be raised by the public and discussed by the public body even though it was not included in the agenda or advance public notice given; however, no final action will be taken.